

Arlington Redevelopment Board  
August 19, 2013  
2<sup>nd</sup> Floor Conference Room, Town Hall annex – 7:00 p.m.

PRESENT: Mike Cayer, Chair, Andrew Bunnell, Bruce Fitzsimmons, Andy West, Christine Scypinski

STAFF: Carol Kowalski

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Hearing (continuance) to re-open Special Permit Docket 2911, 319 Broadway, Common Ground restaurant. Mr. Cayer called the meeting to order at 7:03pm, saying that he wished to continue the hearing for the Common Ground restaurant to a future meeting, since the revised plan for parking and seating had been transmitted only that afternoon. Rather, the Board considered hearing part of the application, upon appeal by the applicant's attorney.

Documents used: August 19, 2013 parking mitigation plan, August 19, 2013 Soundproofing memo, kitchen exhaust and filtration.

Applicant would later provide a corrected plan sheet A700 to show updated seating proposal of 106 seats in dining room and 90 in the function room.

The Board discussed conditions with the applicant and determined the EDR standards were met.

VOTE:

on a motion duly made and seconded, the Board approved the application for EDR Special Permit contingent upon the special conditions, including that parking for 29 of the required spaces above what was previously allowed in Town lots for use by this business may be met at Russell Common and Railroad lots, as allowed by Special Permit.

DOCUMENTS USED: Howard Stein Hudson August 15, 2013 memorandum; Parking Mitigation Plan dated august 19, 2013

AGENDA ITEM: Symmes Affordable Housing. Attorney Edith Netter advised the Board on the condo documents and the rent regulatory agreements as to affordable housing. Ms. Netter recommended that the Arlington 360 attorney specify in the documents that votes would be done by percentage interests, and all other votes shall be one vote per unit. The Chairman asked Mr. Fitzsimmons if he would serve as the Board's liaison to communicate with Ms. Netter. Mr. West moved to designate Ms. Netter as the Board's representative to negotiate with Goulston & Storrs. Mr. Bunnell seconded and all voted in favor.

DOCUMENTS USED: Arlington 360 condo documents.

Mr. Upton then provided an update on Arlington 360. He presented a four-sided brick structure 4'6" square for displaying bas relief relics salvaged from the Symmes Hospital building. The design was rejected by the Board, although the Board recognized the intention was to memorialize the former Hospital. The Board also heard an update on the status of the Forest Management Plan. The Board would expect this to be on its September 9 meeting agenda.

Mr. West then moved to adjourn at 11:00pm, Mr. Bunnell seconded and all voted in favor.

Respectfully submitted

Carol Kowalski

Secretary ex officio

Minutes approved 11-4-13